



December 18 2025 Glendale Resident Advisory Group Meeting

Location/Time:

- December 18, 2025; Luxton Park Multi-Purpose Room 1-2:30pm

Interpretation Provided:

- Not necessary

Attendees:

- Residents: Four in attendance; total of 15 invited
- MPHA Staff: Laura Dykema, Thomas Watson, Kayse Kruschke, Dega Ali, Rachel Almburg

Summary of Discussion:

- Introductions & Purpose of Resident Advisory Group
 - MPHA staff welcomed residents and distributed the agenda; everyone in attendance introduced themselves.
 - MPHA staff outlined the purpose of the advisory group: provide honest feedback on information presented by MPHA; represent the voices of neighbors and the broader community; advise on the best ways to engage the community throughout the process; and, help shape the resident relocation contract, which will outline resident rights, options, and other information related to relocation and formalize MPHA's commitments to families if they need to move during construction.
 - MPHA staff also outlined its role in this group: facilitate meetings and provide materials; be transparent with information and the process; and, answer questions with facts. When any unknowns are asked, MPHA will seek to find those answers.
- Recent Activities & Updates
 - MPHA staff highlighted broader community engagement events that occurred throughout 2025 and noted materials related to those events are posted online. Staff distributed copies of the "Glendale Visioning Guidelines and Action Items" that was previously sent to all residents and briefly summarized its purpose: formalizes commitments, provides direction for advancing the work, captures what we heard from residents and the improvements they would like to see at Glendale. Staff made it clear that no specific project direction has been selected yet.
 - MPHA staff provided an update on historic designation: the City has not taken action on the local designation; the State Historic Preservation Office has stated it may be eligible for listing on the National Register for Social History; MPHA knows the history is important to some residents and, to

honor this, we will evaluate both rehab and new construction options to determine how each approach is able to meet resident needs, MPHA goals, and other requirements; MPHA has hired a historic consultant to assist with this process.

- MPHA staff noted a design team has also been selected (via a competitive process) to help investigate and design the two approaches and ultimately the project we proceed with. The firm name is UrbanWorks Architecture working alongside Urban Design Perspectives. These are local firms with extensive experience in affordable housing design and construction and historic preservation projects where the community helped inform what those projects ultimately looked like.
- Next Steps
 - MPHA staff noted the next steps would be coming back in the coming weeks (likely January 2026) to talk in more detail how we'll move through the next few months evaluating the two project approaches and how residents will and/or can be involved, and to also get Resident Advisory Group members' feedback on how we can engage with the broader community during these months.
 - MPHA staff also stated future meetings and discussions would focus on the relocation contract and providing more information and education on the Rental Assistance Demonstration (RAD)/Section 18 blend program, but those would come later. For now the focus is on investigating the two approaches and what we can accomplish in each scenario.
- Working Together Moving Forward
 - MPHA staff acknowledged that everyone has different schedules and demands and will do our best to select days/times that work best for most.
 - MPHA staff asked residents for their feedback on future meetings – e.g. agendas in advance, written materials, etc.
- Questions
 - Throughout the meeting, MPHA staff and residents discussed various topics including:
 - Misinformation being spread around the RAD conversion adds stress to the community: staff assured residents that no one is “being kicked out”, MPHA’s mission is to serve our residents, the program allows us to make significant property improvements not otherwise possible, and the RAD conversion comes with federal protections. The group discussed successes and positive resident experiences using this tool at other properties. MPHA staff also noted they provide “concierge-level” relocation services, including meeting with residents one-on-one, determining a relocation option that best meets individual family needs, moving assistance, etc.
 - What it can mean if the property is eligible for the National Register: staff explained the outcome can be rehab or new construction (or a combination of both), multiple factors will be considered and various

parties – residents being first and foremost – will weigh in as we explore both options but ultimately MPHA will decide the direction; if the direction has adverse impacts on historic properties, MPHA, residents, and others will determine ways to mitigate the impacts and honor the history.

- Ideas for engaging with the broader community: residents shared that many community members aren't perceptive to long discussions, they respond better to visual learning and seeing things in action, smaller groups with visuals and more opportunities for one-on-one feedback may be more productive than larger meetings with more dialogue, and suggested MPHA offer more tours to see finished projects at other properties, as these were very effective when we offered these earlier in the year.

Meeting Materials/Handouts:

- *Agenda & Glendale Visioning Guidelines and Action Items* in English